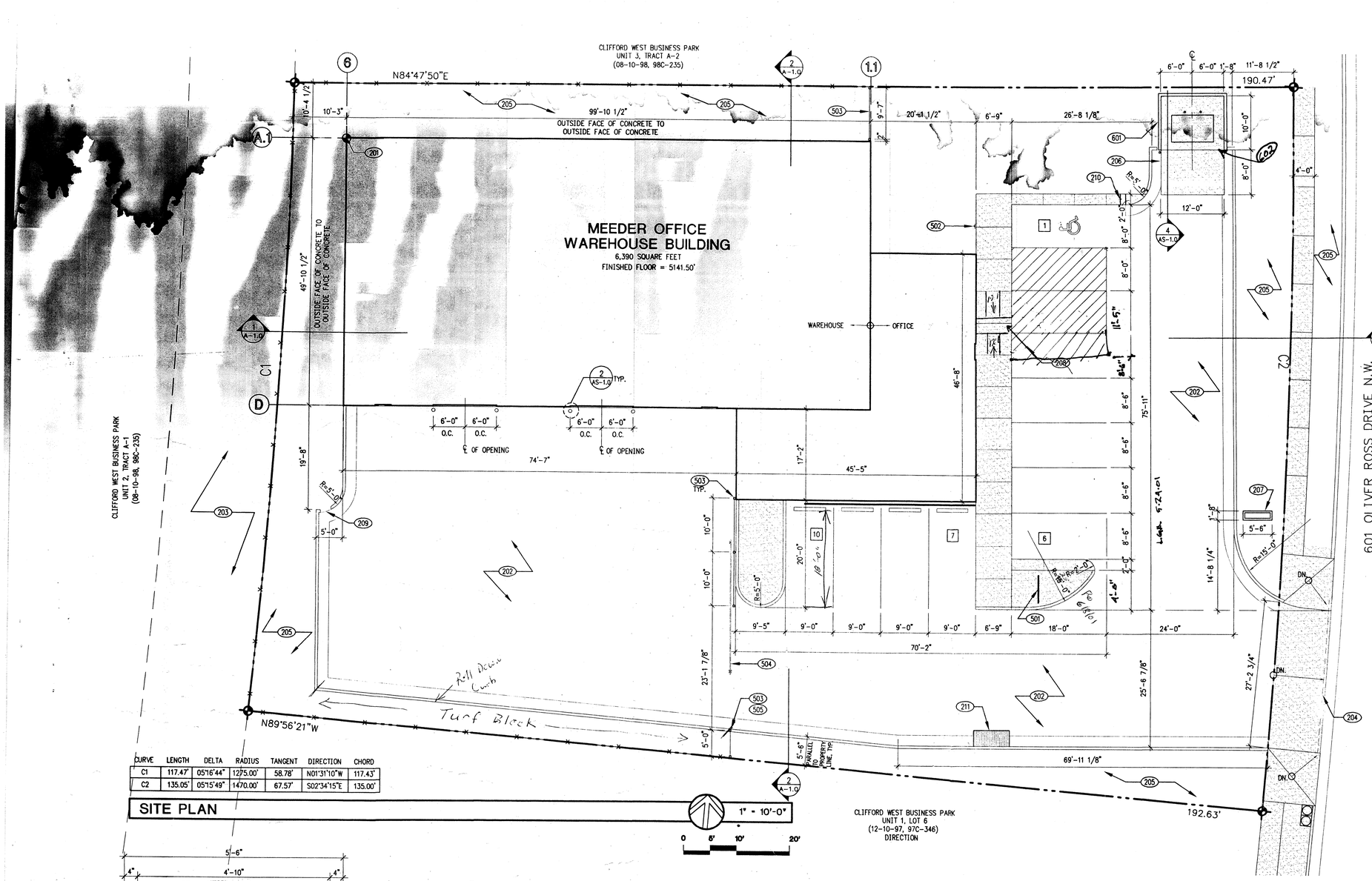
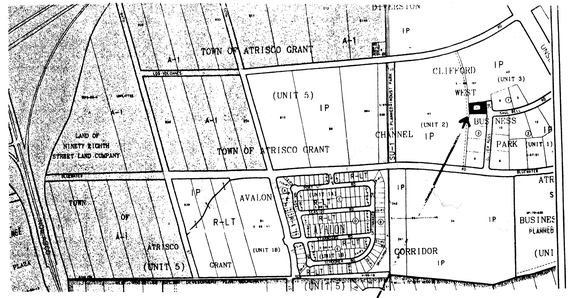


CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	117.47'	05°16'44"	1275.00'	58.78'	N01°31'10"W	117.43'
C2	135.05'	05°15'49"	1470.00'	67.57'	S02°34'15"E	135.00'

SITE PLAN 1" = 10'-0"



Location Map

SITE DATA

ZONE ATLAS PAGE NO. K-9-Z
LEGAL DESCRIPTION: CLIFFORD WEST BUSINESS PARK
UNIT 1
BLOCK 3, LOT 5
TOWN OF ATRISCO GRANT
PROJECTED SECTION 21
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

LOT SIZE: 0.552 AC. (24,183 S.F.)
ZONING: IP

PARKING REQUIREMENTS:
OFFICE AREA:
1,309 S.F.= 1,309/200 S.F./SPACE = 6.5 PARKING SPACES

WAREHOUSE AREA:
4,896 S.F.= 4,896/2,000 S.F./SPACE= 2.4 PARKING SPACES.

TOTAL NO. REQUIRED PARKING SPACES= 10
TOTAL NO. PARKING SPACES PROVIDED= 11

LANDSCAPE AREA REQUIREMENTS:

TOTAL SITE AREA:	24,183 S.F.
BUILDING AREA:	-6,390 S.F.
	17,793 S.F.

LANDSCAPE AREA REQUIREMENTS= 17,793 S.F. X 18% = 3,203 S.F.
TOTAL AMOUNT OF LANDSCAPE AREA PROVIDED = 5,485 S.F.

BICYCLE PARKING REQUIREMENTS:
NUMBER OF BICYCLE RACK SPACES PROVIDED:
1 PER 20 PARKING SPACES PROVIDED = 1 SPACE
TOTAL NO. OF SPACES PROVIDED: 5 SPACES

SHEET INDEX

AS-1.0 SITE PLAN
C-1.0 GRADING & DRAINAGE / UTILITY PLAN
L-1.0 LANDSCAPE PLAN
A-1.0 BUILDING ELEVATIONS / SITE SECTIONS

General Notes

A. THE DEVELOPMENT DESIGN SHALL BE CONSISTENT WITH ALL RESTRICTIONS SET FORTH IN THE DESIGN GUIDELINES OF THE CLIFFORD WEST BUSINESS PARK MASTER DEVELOPMENT PLAN, CASE NO. Z-97-11, APPROVED 12/9/97.

B. ALL ROOFTOP EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM NEARBY PROPERTIES. ALL GROUND MOUNTED EQUIPMENT WHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

Keyed Notes

201 BUILDING LOCATION REFERENCE POINT. NORTH WALL OF BUILDING TO BE PARALLEL WITH NORTH PROPERTY LINE.
202 ASPHALTIC CONCRETE PAVING. 2" ASPHALT OVER 4" BASE COURSE, TYP.
203 EXISTING 20' WATERLINE EASEMENT.
204 LINE INDICATES EXISTING CURB. CUT DRIVEWAY AND CONSTRUCT NEW CURB AS SHOWN.
205 LANDSCAPED AREA. SEE LANDSCAPING PLAN.
206 4" DEEP 3000 PSI CONCRETE SLAB AT DUMPSTE ENCLOSURE.
207 BUILDING MONUMENT SIGN BY OWNER. SEE DETAIL BELOW.
208 HANDICAP RAMP.
209 CURB CUT.
210 SIDEWALK CULVERT.
211 DRAIN INLET.

501 STEEL PIPE BICYCLE RACK. SEE DETAIL 5 BELOW.
502 HANDICAPED PARKING SIGN. SEE DETAIL 6 BELOW.
503 TUBE STEEL FENCE POST. SEE DETAIL 3 BELOW.
504 ROLLING GATE. COORDINATE WITH STEEL FENCE MANUFACTURER.
505 CENTER FENCE POST ON CURB.

601 DUMPSTER ENCLOSURE - SEE DETAIL 4 BELOW.
602 - CEDAR Picket - Gate

Application # 01420-00000-00243

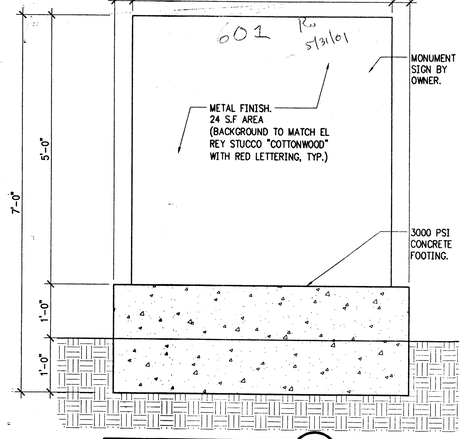
PROJECT NUMBER: - 1000918

Solid Waste Department	4-16-01 Date
Traffic Engineer, Transportation Division	3.23.01 Date
Parks & General Services Department	4-17-01 Date
Public Works, Water Utilities Division	4-16-01 Date
City Engineer, Engineering Division / AMAFCA	4/20/01 Date

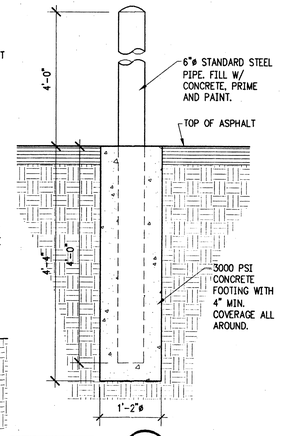
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque / ~~Bernalillo County~~ Planning Division — 9/25/01 Date

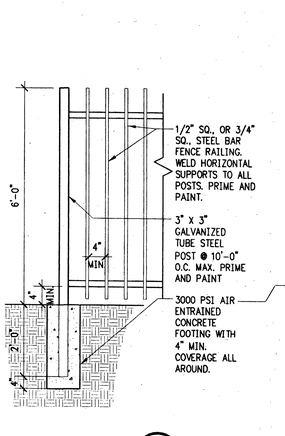
ALBUQUERQUE BLDG & SAFETY
MAY 17 2001
U.B.C. PLAN CHECK SECTION



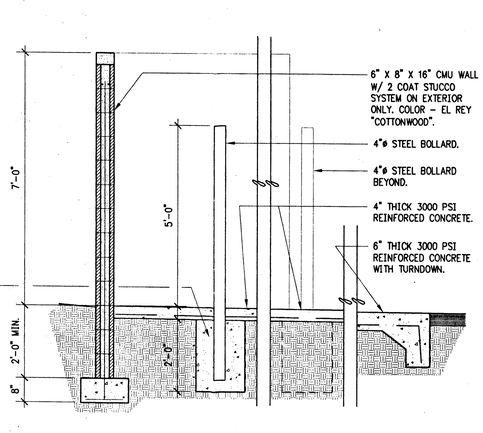
MONUMENT SIGN 1 3/4"=1'-0"



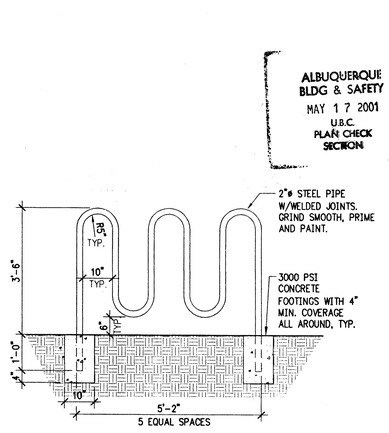
BOLLARD 2 3/4"=1'-0"



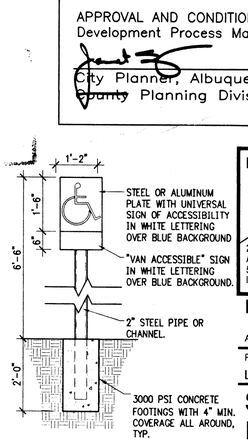
STEEL FENCE 3 1/2"=1'-0"



FENCE @ DUMPSTER 4 1/2"=1'-0"



BIKE RACK 5 1/2"=1'-0"



H.C. SIGN 6 1/2"=1'-0"

LEE GAMELSKY ARCHITECT P.C.
2412 MILES ROAD SE
ALBUQUERQUE, NM 87106
505.842.8865 FAX 842.1693
lga@swcp.com

MEEDER OFFICE WAREHOUSE
Albuquerque, New Mexico

PROJECT ARCHITECT: LEE GAMELSKY, AIA
Project #: lga 00-07 P
Date: JANUARY, 2001

SITE PLAN
DRB SUBMITTAL

By: rm
File:
Sheet of AS-1.0

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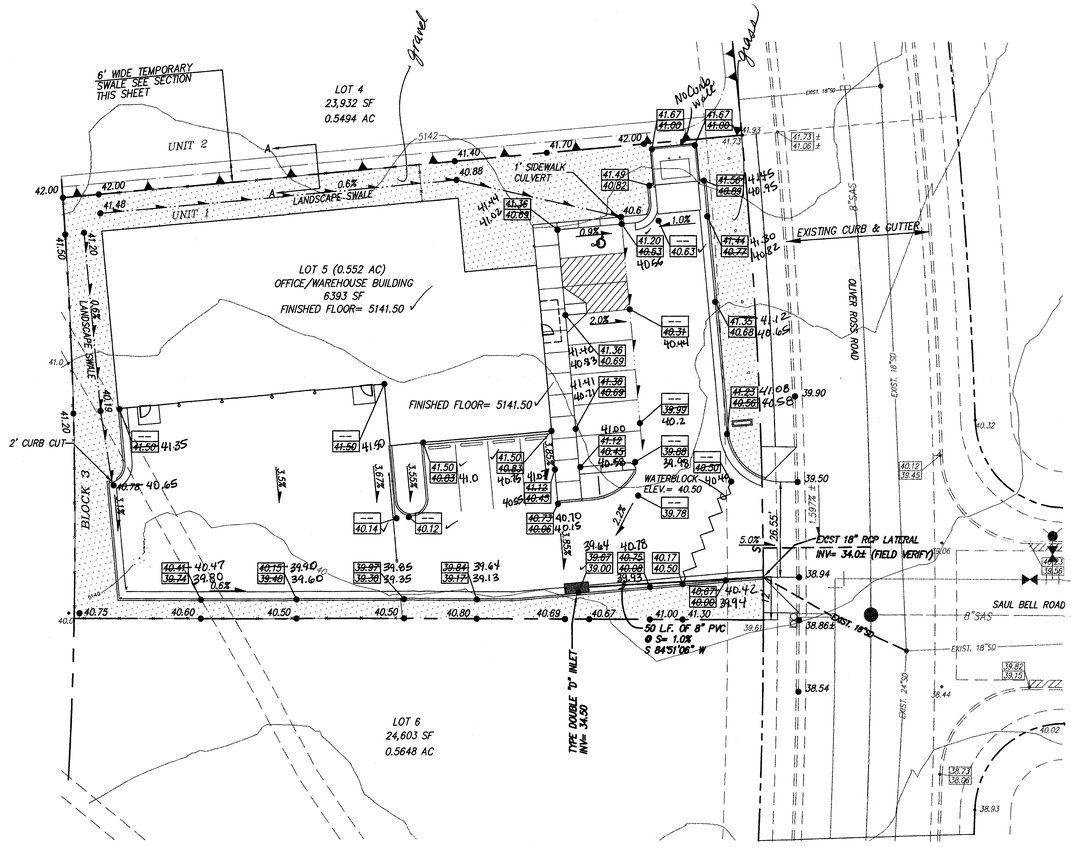
HYDROLOGY SECTION



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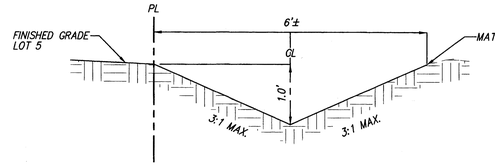
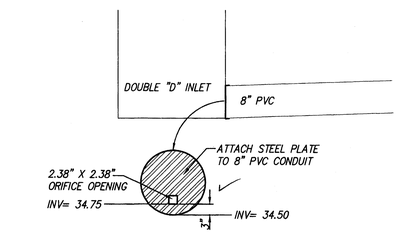


SECTION A-A TEMPORARY SWALE ALONG NORTH PROPERTY LINE
NTS



STORM DRAIN ORIFICE DETAIL
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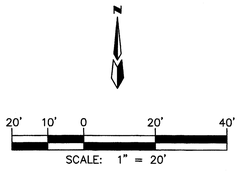
Area = 0.0395 SF = 0.198' x 0.198' or 2.38 inches



RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor,Custom Grading, and by New Mexico Survey Southwest,Ltd, and reflects the construction as actually accomplished. This plan was constructed in substantial compliance with the Approved Plan.
Diane Hoelzer NMPE 11967 9-10-01

DIANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER

DIANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER 4-11-01

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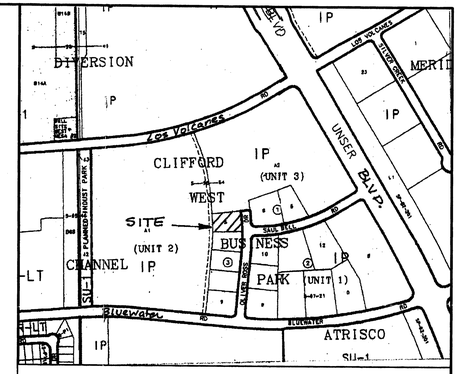
HYDROLOGY SECTION



VICINITY MAP ZONE MAP: K-9,10

TBM (TEMPORARY BENCHMARK)

NORTH RIM OF MANHOLE LOCATED AT THE INTERSECTION OF UNSER BOULEVARD AND BLUEWATER ROAD NW
ELEVATION= 5115.73

ACS BENCHMARK

ACS MONUMENT LABELED "9-K10"
ELEVATION = 5114.99

LEGAL DESCRIPTION

LOT 5, BLOCK 3, UNIT 1, CLIFFORD WEST BUSINESS PARK, RECORDED 12-10-97, PAGE 97C, FOLIO 346, BERNALILLO COUNTY, N.M.

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- LOW POINT
- WATER BLOCK

MEEDER OFFICE WAREHOUSE

GRADING & DRAINAGE/ UTILITY PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DLH	Drawn: KJS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 20'	Date: 1/01	Job: A00136	

A0136/00136GD20/04-10-01 DLH

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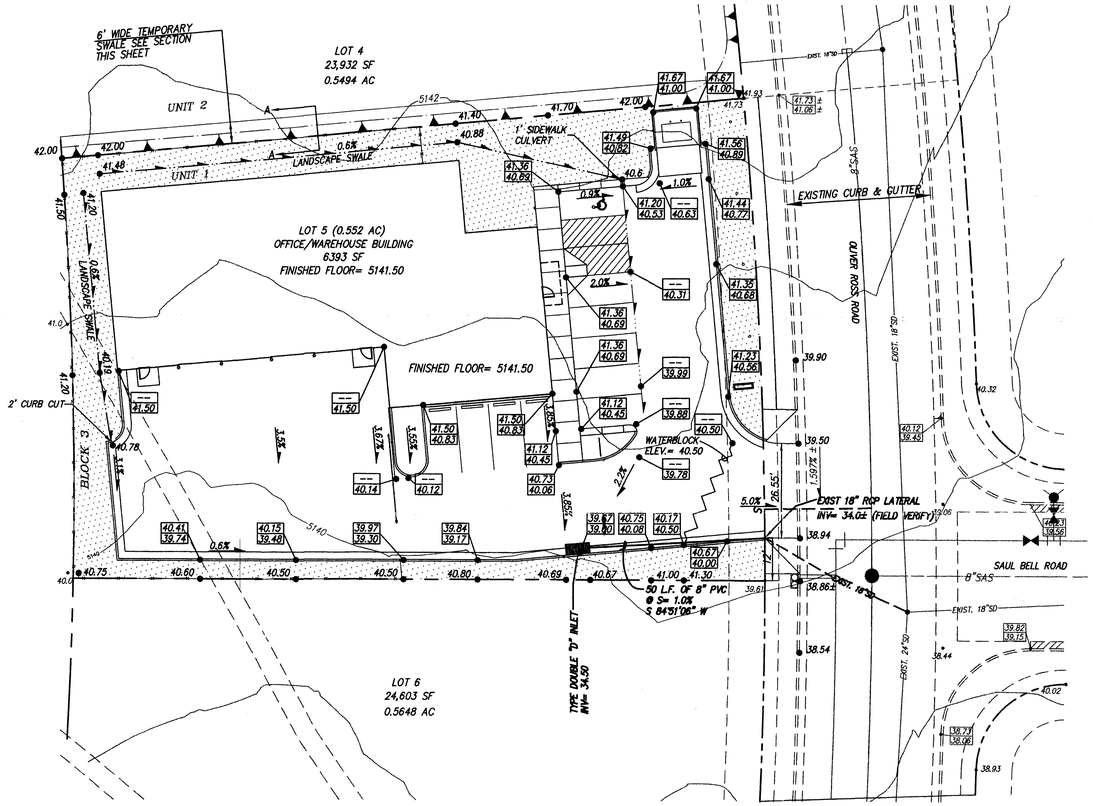
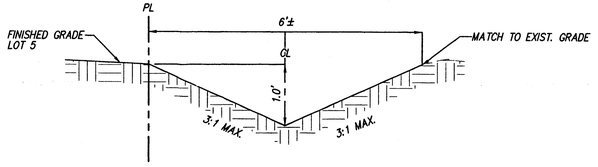
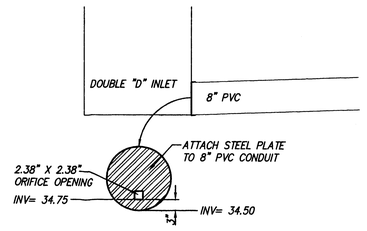




SECTION A–A TEMPORARY SWALE ALONG NORTH PROPERTY LINE

NTS



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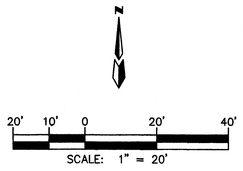

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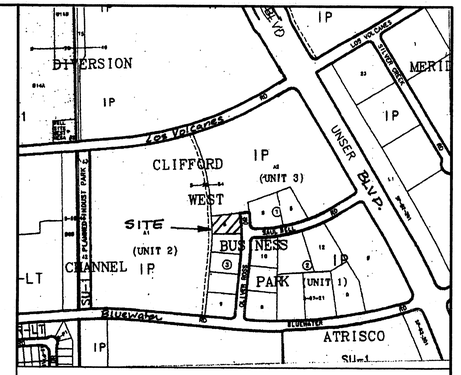

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APR 12 2001
PWD/DESIGN REVIEW

DIANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER
4-11-01

MEEDER OFFICE WAREHOUSE

MOD. GRADING & DRAINAGE/ UTILITY PLAN

dmg
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A0136/00136GD20/04–10–01 DLH

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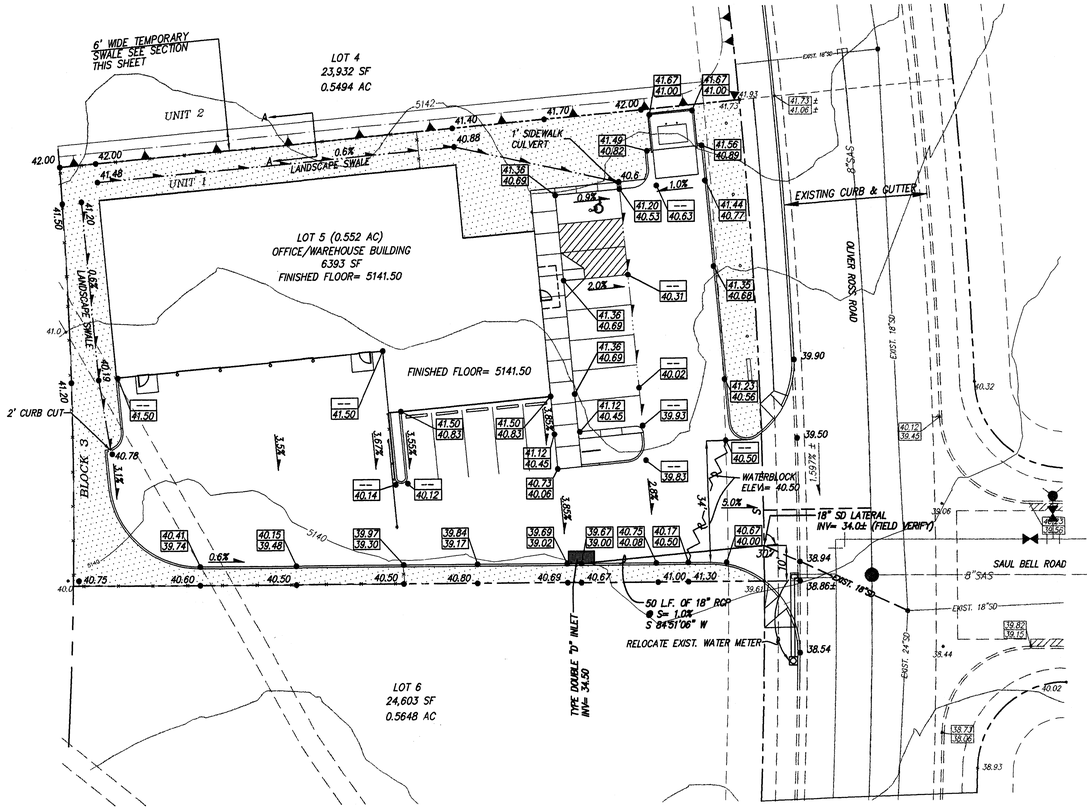

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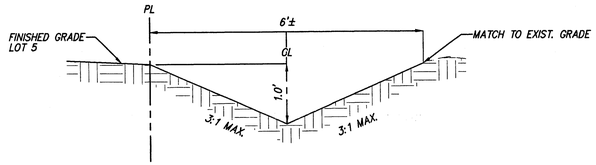

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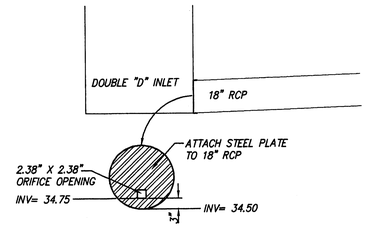

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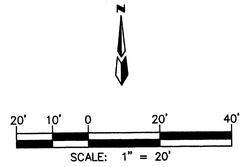

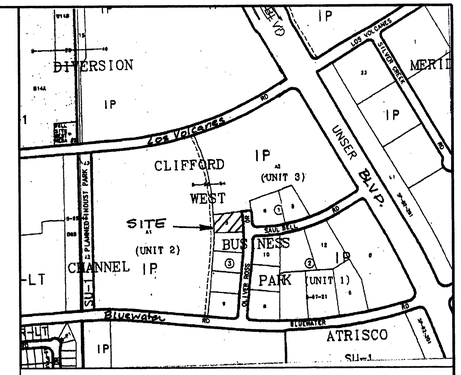

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- WATER BLOCK

MEEDER OFFICE WAREHOUSE

GRADING & DRAINAGE/ UTILITY PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828–2200, FAX (505)797–9539

DIANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER
1-22-01

Designed: DLH	Drawn: KJS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 20'	Date: 1/01	Job: A00136	

A0136/00136GD20/01–22–01 KJS

ELECTRIC and GAS SERVICES PNM 4201 EDITH NE ABQ,NM 87107 ARMAND ALLESANDRONE	PH 241-2515
TELEPHONE QWEST COMMUNICATIONS PO BOX 1358 STATION 300 ABQ,NM 87103-1358 JUDY LEMENER	PH 245-8550
CABLE TV COMCAST CABLE 4513 ALEXANDER NE SUITE A ABQ,NM 87107 PETER BRITAIN	PH 761-0579
CITY OF ALBUQUERQUE WATER AND SEWER DESIGN REVIEW PO BOX 1293 PLAZA DEL SOL 600 2ND ST NW ABQ,NM 87103 ROGER GREEN	PH 924-3454
CITY OF ALBUQUERQUE PERMIT DESK 600 2ND ST.NW ABQ,NM 87103 DAVID STEELE,BUILDING OFFICIAL	PH 924-3982

A CONTACT LIST

Scale

TRUCKING ON OR ABOUT THE SITE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS AND THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE PREMISES WITH HIS EQUIPMENT AND MATERIALS. THE STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY AGREED BY OWNER AND CONTRACTOR.

THE CONTRACTOR SHALL FURTHER ENFORCE THE ARCHITECT'S INSTRUCTIONS OF SUCH NATURE INCLUDING PARKING USE OF ROADS AND FIRE PREVENTION,WHICH THE OWNER MAY DEEM NECESSARY OR DESIRABLE ON THE OWNERS PROPERTY

UTILITIES SHOWN ARE TAKEN FROM SURVEY AND PART FROM RECORDS OF RESPECTIVE UTILITY COMPANIES AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON PREMISES SHOWN ON PLAN.

ALL FILL ON THE PROPERTY SHALL BE ADEQUATELY COMPACTED BY ROLLING TO PRODUCE A SURFACE SATISFACTORY FOR THE PROPER INSTALLATION OF BASE COURSE AND PAVING BEFORE COMMENCING PAVING WORK, THE PAVING CONTRACTOR MUST MAKE CERTAIN THAT THE SURFACES TO BE COVERED ARE IN PROPER CONDITION. SURFACE NOT ACCEPTABLE SHALL BE REPORTED TO THE OWNER IMMEDIATELY. THE APPLICATION OF PAVING MATERIALS SHALL BE IN ACCEPTANCE TO THE SURFACES AND WORKING CONDITIONS OF THE PAVING CONTRACTOR WHO WILL BE HELD RESPONSIBLE FOR THE RESULTS.

THE PLUMBING CONTRACTOR SHALL VERIFY SEWER DEPTH AND BE RESPONSIBLE FOR PROVIDING ADEQUATE SLOPE OF BUILDING SEWER TOWARD THE CITY SEWER IN STRICT ACCORDANCE WITH THE GOVERNING AUTHORITIES PRIOR TO BUILDING CONSTRUCTION.

WHERE IT IS NECESSARY TO CUT CITY CURBS, THEY SHALL BE RESTORED AND/OR RECONSTRUCTED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING CITY AUTHORITIES. RECONSTRUCT CITY CURBS AFTER DEMOLITION OF EXISTING APPROACHES

ALL EXISTING UTILITIES SERVING THE PROPERTY SHALL BE PROPERLY TERMINATED IN COMPLIANCE WITH CITY AND OR COUNTY REGULATIONS.

REMOVE ALL TREES, INCLUDING ROOT STRUCTURES, EXCEPT THOSE SPECIFICALLY NOTED TO REMAIN AND THOSE ON PROPERTY LINES. DO NOT CLEAR SITE PRIOR TO COORDINATING WITH THE OWNER AND THE LANDSCAPE PLAN TO LOCATE ALL TREES TO REMAIN.

ALL EXTERIOR ILLUMINATED SIGNS ARE PROVIDED AND INSTALLED UNDER A SEPARATE CONTRACT. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT AND WIRE TO SIGN. FINAL CONNECTIONS TO BE MADE BY ELECTRICAL CONTRACTOR

REMOVE EXISTING TOP SOIL FROM AREAS TO BE PAVED AND REPLACE WITH A SUITABLE COMPACTED FILL. STOCKPILE FOR FUTURE USE IF MATERIAL IS DEEMED USABLE FOR LANDSCAPE BERMS OR TOPSOIL

GENERAL CONTRACTOR SHALL PROVIDE GROUND POISONING FOR TERMITES AND OTHER INSECTS PRIOR TO FINAL CONCRETE FLOOR INSTALLATION. GENERAL CONTRACTOR SHALL SUBMIT TO OWNER WRITTEN GUARANTEE FROM REPUTABLE LOCAL EXTERMINATING CO.

DEMOLISH AND REMOVE ALL EXISTING STRUCTURES, TREES, FENCES, SLABS, DRIVEWAYS, AND SIDEWALKS. VISIT SITE TO DETERMINE EXTENT OF DEMOLITION WORK WHICH MAY OR MAY NOT BE SHOWN ON PLANS.

VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. REPORT ANY DISCREPANCIES TO OWNER AND CIVIL ENGINEER.

BACKFILL ALL TRENCHES UNDER SLABS, WALKS, AND PAVED AREAS WITH BANK RUN GRAVEL. ALL EXCAVATING AND BACKFILLING IS BY INDIVIDUAL CONTRACTS

GENERAL CONTRACTOR IS TO REPAIR ALL DISTURBED AREAS OUTSIDE PROPERTY.

INSTALL 6" PULVERIZED TOPSOIL IN ALL LANDSCAPING AREAS (2" BELOW WALK ELEVATION) CLOSE TO BUILDING AND 2" TOPSOIL IN AREAS INDICATED AS SOD. ALL MOUND AREAS TO RECEIVE 8" OF TOPSOIL.

FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE.

ALL SITE WORK AND PAVING MUST BE IN ACCORDANCE WITH, OR SURPASS RECOMMENDATIONS OF SOILS REPORT CONFLICTS WITH DRAWINGS AND SPECIFICATIONS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRESEDENCE AND BE CONSIDERED TO BE THE INTENT OF THE BID DOCUMENTS. IN ALL CASES, STRICTLY ADHERE TO DRAWINGS AND SPECIFICATIONS UNLESS SOILS REPORT RECOMMENDATION EXCEEDS THE DRAWINGS AND SPECIFICATIONS

CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.

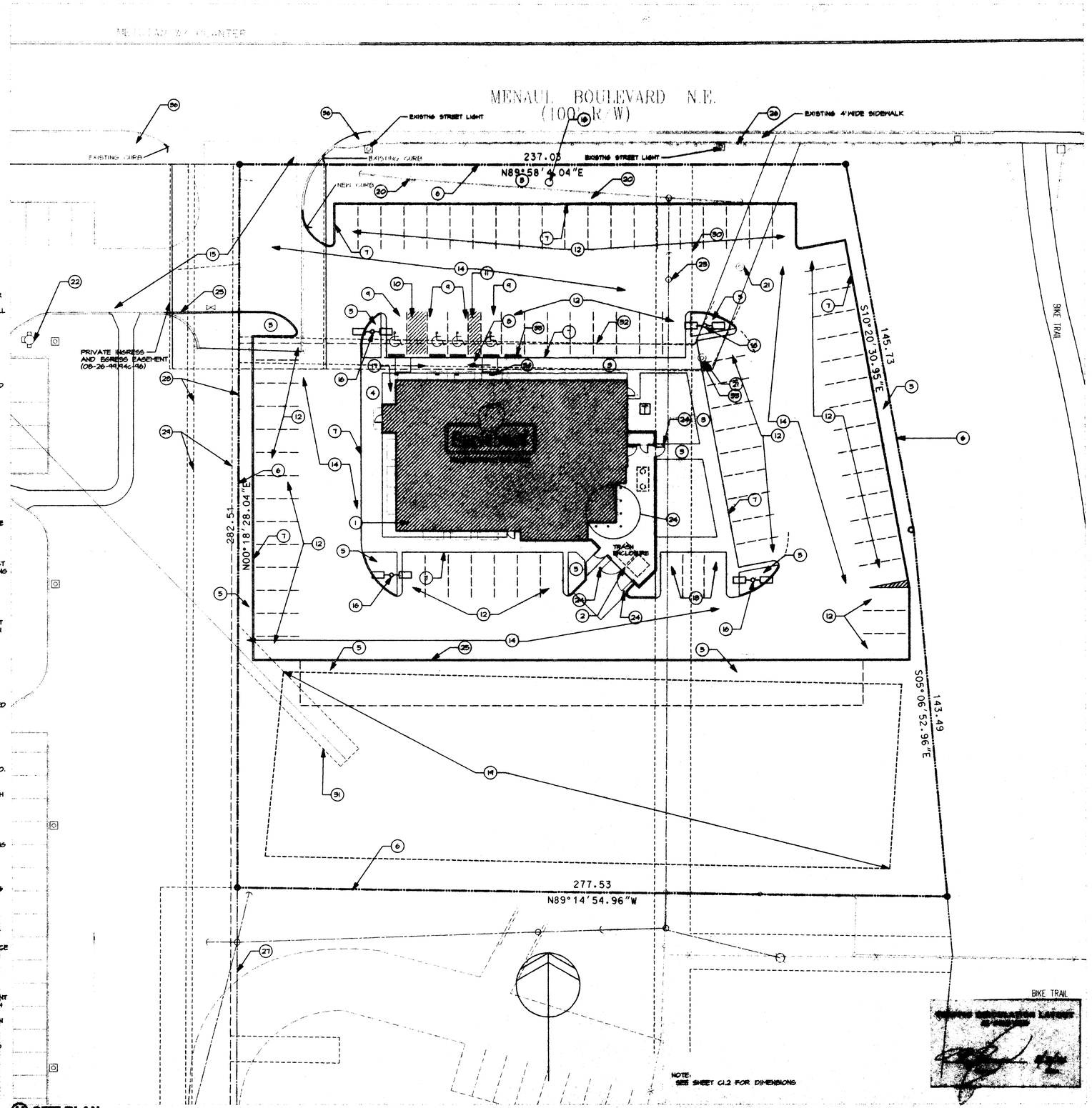
PLOT PLAN DATA HAS BEEN FURNISHED TO THE ARCHITECT BY THE OWNER. THE SURVEY WAS PREPARED BY, SOUTHWEST SURVEYING CO. AND ALDRICH LAND SURVEYING.

THE SOILS REPORT WAS PREPARED BY: VINEYARD & ASSOCIATES

RECEIVED
OCT 22 2001
HYDROLOGY SECTION

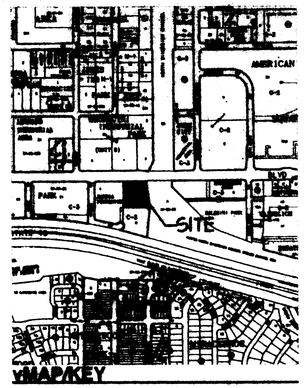
T NOTES

Scale



U SITE PLAN

Scale: 1"=20'-0"



MAP/KEY

LEGAL

2600 MENAUL BLVD. NE
BERNALILLO COUNTY, NEW MEXICO
TRACT A-2
SANDIA FOUNDATION- A.M.F.C.A. SUBDIVISION
SECTION 10
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE

ZONING

ZONED C-3
PROPOSED USE: RESTAURANT
PARKING
REQUIRED KITCHEN: 1400 SF @ 1:200 =7
BATHROOMS= 448 SF @ 1:100 =4
DINING = 2628 SF @ 1:15 =175
WAITING = 140 SF @ 1:7 =21
TOTAL PERSONS 207

TOTAL REQUIRED = 1 SPACE:3 PERSONS = 69 SPACES
PROVIDED = 76 STANDARD SPACES + 3 HANDICAPED SPACES +1 VAN SPACE

BICYCLE SPACES = 1 SPACE: 20 CAR SPACES
80 SPACES/ 20 = 4.2 REQUIRED BICYCLE SPACES
PROVIDED = 5 SPACES

AREAS

LOT = 74,087 SF
BUILDING = 5,365 SF

BUILDING TYPE = VN SPRINKLED

G DETAIL NOT USED

Scale

1. PROPOSED RESTAURANT
2. PROPOSED TRASH ENCLOSURE W/ 8" THICK CONC. APRON 10'X20' SEE DETAIL 1 SHEET C8.1
5. PROPOSED 6' WIDE CONCRETE SIDEWALK SEE DETAIL F SHEET C8.1
4. PROPOSED 8'-4" WIDE CONCRETE SIDEWALK SEE DETAIL F SHEET C8.1
5. PROPOSED LANDSCAPE AREA
6. EXISTING PROPERTY LINE
7. PROPOSED CURB AND GUTTER SEE DETAILS @ F SHEET C8.1 (6" TALL)
8. PROPOSED HC RAMP SEE DETAIL C SHEET C8.1
9. PROPOSED 8'X18' HC PARKING SPACE(S) (4" WHT. STRIPING.)
10. PROPOSED 8'X18' HC ACCESS AISLE (4" WHT. STRIPING.)
11. PROPOSED 8'X18' HC ACCESS AISLE (4" WHT. STRIPING.)
12. PROPOSED 9'X18' PARKING SPACE(S) (4" WHT. STRIPING.)
13. PROPOSED 8'-4"X18' PARKING SPACE(S) (SMALL CAR SPACE) (4" WHT. STRIPING.)
14. NEW ASPHALT PAVING SEE DETAIL E SHEET C8.1
15. EXISTING ASPHALT PAVING
16. PROPOSED SITE POLE LIGHTING. SEE DETAIL B SHT C4.1
17. PROPOSED BIKE RACK LOCATION. SEE DETAIL N SHT C8.1 FOR DETAIL
18. PROPOSED POLE SIGN.
19. EXISTING DRAINAGE POND SEE GRADING PLAN
20. EXISTING UTILITY POLE
21. EXISTING MAN HOLE, REBUILD TO MATCH NEW FINISH GRADE. SEE DETAIL L SHEET C8.1
22. EXISTING FIRE HYDRANT
23. RELOCATE POLE AND EQUIPMENT PER PNM REQUIREMENTS
24. CONCRETE METAL BOLLARD SEE DETAIL J SHEET C8.1
25. 6" (TEMPORARY) FORMED ASPHALT CURB
26. EXISTING METAL GUARD RAIL
27. EXISTING 30' JOINT USE PRIVATE ACCESS AND UTILITY EASEMENT (08-28-44,44c-46)
28. 20' SANITARY SEWER EASEMENT (08-27-78,c10-151)
29. 15' WATER LINE EASEMENT (08-27-78,c10-151)
30. 14' PNM EASEMENT
31. 10' PRIVATE UNDERGROUND STORM SEWER EASEMENT
32. 10' PRIVATE UNDERGROUND SANITARY SEWER EASEMENT
33. CUT CURB AROUND MANHOLE AS NEEDED.
34. POLE MOUNTED H.C. SIGN SEE DETAIL C SHEET C8.1 TYP.
35. CONCRETE WHEEL STOP TYP.
36. EXISTING CURB RAMP.

KEYED NOTES

STATE OF NEW MEXICO
James C Lewis No 979
REGISTERED ARCHITECT

CONSULTANT

RECEIVED
OCT 22 2001
HYDROLOGY SECTION

CONTRACTOR

Applebee's
Neighborhood Grill & Bar
2600 MENAUL BLVD. NE
Albuquerque, New Mexico 87110

ISSUE DATE:
04 MAY 01
REVISIONS:

SITE PLAN

PROJECT 0207
SHEET C1.1
OF 8